



17 Kinloss Park, Kinloss, IV36 3XJ



We are delighted to present this large 3 bedroom Family Home which is positioned within a cul-de-sac in the village of Kinloss.

The property is conveniently positioned close to the local shop with Post Office, Primary School, Abbey Inn bar and restaurant, Chinese Takeaway and Woodside farm and coffee shop. Findhorn Bay, Roseisle Beach and the Town of Forres are all within a short drive.

Accommodation comprises, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom. 3 double bedrooms, bathroom and W.C. Large Garden to the front and rear with stone-built sheds and woodstore. Single garage and two areas to off road car parking.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £270,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Hallway – 13'2" (4.01m) x 4'5" (1.37m) extends to 14'4" (4.37m) x 4'11" (1.48m)

Entrance to the property through a secure uPVC door with an obscure glazed panel insert and side obscure glazed window leading into the hallway. Two pendant light fittings, smoke alarm, radiator with radiator cover, carpet to the floor, open reach BT point and double power point. A staircase leads to the first-floor accommodation with an understairs cupboard, that houses the fuse box and smart meter. Doors lead to the lounge, dining room, kitchen and W.C.



Lounge – 11'11" (3.62m) x 16'11" (5.16m)

The lounge has a pendant light fitting, smoke alarm, carbon monoxide alarm, two double radiators, carpet to the floor, TV and various power points. Double glazed sliding patio doors with curtain pole and curtains to the rear garden. uPVC window with curtain pole and hanging curtains to the front aspect and sliding doors to the dining room.





Dining Room – 11'6" (3.5m) x 10'11" (3.32m)

The dining room has a five bulb pendant light fitting operated on a dimmer switch, double radiator, carpet to the floor, two single power points, built-in storage cupboard with sliding hatch to the kitchen, uPVC window with curtain pole and hanging curtains to the rear aspect.



Kitchen – 11'3" (3.42m) x 10'11" (3.32m)

Fitted kitchen with base units with a roll-top work surface and ceramic tiled splashback. There's a wall-mounted cupboard with side open plan shelves. Double electric oven, four ring gas hob and stainless-steel chimney style extractor, stainless steel 1 1/2 sink with chrome mixer tap and drainer. Double radiator, strip light fitting, heat detector, smoke alarm and uPVC double glazed window to the rear aspect. A secure door with obscured glass and security chain to the side garden. Various power points, vinyl flooring and double radiator. Open arch to the utility area.





Utility Area – 6'11" (2.1m) x 8'0" (2.44m)

The utility has an area to worktop with ceramic tiling and a uPVC double glazed window on the side. There's an under counter space for a washing machine and tumble dryer. Single radiator, pendant light fitting, various power points, extractor fan and vinyl flooring.

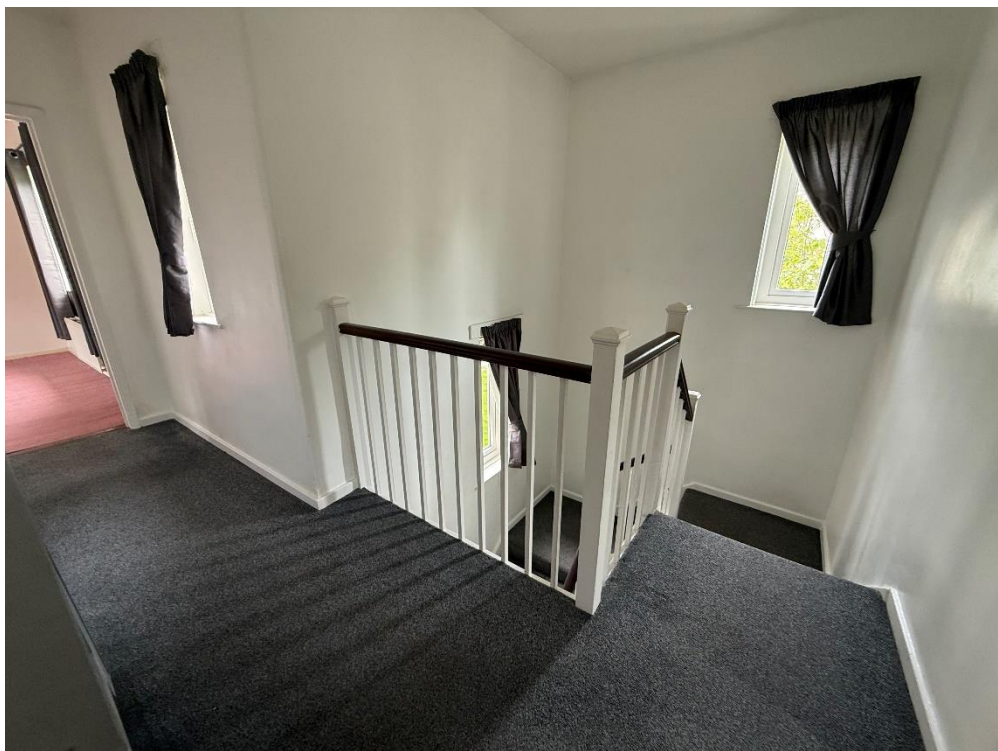
W.C – 6'6" (1.97m) x 5'10" (1.77m)

The toilet has a low-level WC, a wall-mounted Twyford sink with chrome taps and tiled splashback, single radiator, wall-mounted light, obscured uPVC window to the side aspect, single radiator, vinyl flooring, wall-mounted coat hooks.



Staircase & Landing

A carpeted staircase with a wooden balustrade and spindles leads to the first-floor accommodation. On the half landing there's a double-glazed window which overlooks the front aspect and further mid landing window; both with curtains. The landing has two pendant light fittings, carpet to the floor, radiator, built-in cupboard that houses the boiler and there is a uPVC window with curtains also to the front aspect. Doors lead to the 3 bedrooms, bathroom and W.C



Bedroom 1 – 16'11" (5.16m) x 11'11" (3.62m)

Master bedroom has two pendant light fittings, double radiator, various power points, carpet to the floor, built-in wardrobe with double doors and overhead storage provides hanging storage. Two double glazed windows, one to the front and to the back with curtain pole and hanging curtains.



Bedroom 2 – 9'3" (2.81m) x 13'2" (4.01m)

Double bedroom with a pendant light fitting, double radiator, various double power points, carpet to the floor, built-in wardrobe providing hanging storage with overhead cupboard. Double glazed window with hanging curtains to the rear aspect.



Bedroom 3 – 11'2" (3.4m) 11'6" (3.5m)

Double bedroom with a four bulb strip light fitting, double radiator, two single power points, carpet to the floor, built-in wardrobe providing hanging storage with overhead cupboard, double glazed window with curtains to the rear aspect.

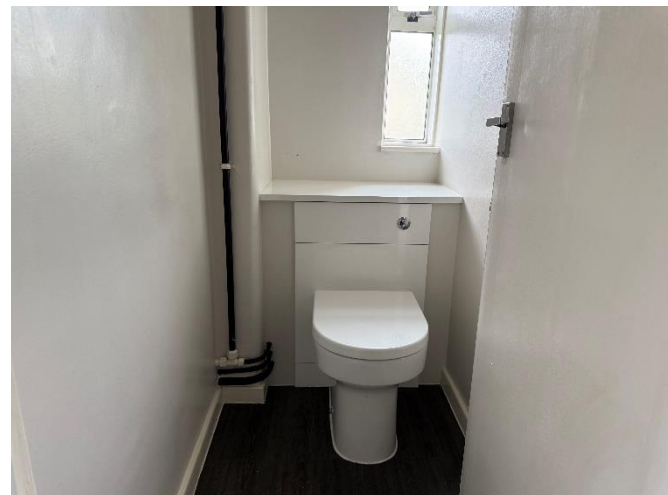


Bathroom – 6'6" (1.97m) x 7'3" (2.2m)

The bathroom has a wall mounted sink with chrome taps and tiled splashback, bath with chrome taps, mains operated shower and glass shower screen with tiling around the walls, double radiator, ceiling light fitting, extractor fan, vinyl floor and two obscure windows that overlook the front and side aspect.

W.C – 5'4" (1.62m) x 2'10" (0.85m)

The toilet is in a separate room and has a low-level WC with a concealed cistern, single radiator, vinyl flooring, ceiling light fitting and obscure window to the side.



The front garden is laid to lawn with an established tree. Decorative bushes surround the paved pathway that leads to the front door with the external overhang porch. The pathway then leads to the side where there is a secure gate and the garage with the tarmac driveway. The pathway continues through the secure gate to the rear garden which is a very large garden that is mainly laid to lawn. Area to paved patio, located outside the lounge. Washing line and Rotary Dryer. Outside tap. At the side of the property there are two storage sheds located outside the kitchen door with a further secure gate leading out towards the front garden. Behind the sheds there is another area to patio with outside power, a wood store with a timber framed bar.



Note 1 - All floor coverings, light fittings, blinds and curtains are included in the sale.

Council Tax Band "C"

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.